

# City of Northampton

MASSACHUSETTS

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## In City Council, August 18 2016

Upon the recommendation of Mayor David J. Narkewicz and Planning & Sustainability

**16.139**

**An Order**

**To Authorize Four Lots for Affordable Housing on  
Glendale Road**

### Ordered, that

WHEREAS, On May 19, 2016, City Council approved purchase of 55± acres located between Glendale and Westhampton Roads, the approved 24 lot Kensington Estates subdivision, for open space and a limited housing development;

WHEREAS, The City has proceeded with its due diligence and designed a limited development scenario that preserves the quality open space and provides much needed affordable housing, taking advantage of existing utilities, the best soils, and the lowest development and permitting costs;

WHEREAS, The limited development scenario includes:

1. 53.13± acres as an addition to the Mineral Hills Conservation Area
2. Four building lots on 2.2± acres (instead of the developer's planned 24 lots)
3. The four lots being dedicated for first-time home buyer affordable housing
4. Two driveways (instead of the developer's planned one-third mile road)
5. 0.09± acres surplus to other city needs to be donated to the abutter who is most effected by the project
6. Community Development Block Grant will fund the purchase of the building lots to create permanent affordability.

WHEREAS, The previous approval remains in effect, which authorizes the city to purchase the conservation land, and no further conservation approval is required.

### ***Ordered, that***

The Mayor is authorized to accept a deed or deeds to the above referenced 2.29± acres;

Further, that City Council declares such land surplus to City needs;

Further, that the Mayor is authorized to transfer deeds to:

1. The abutter for the surplus land (Parcel A, 0.09± acres)
2. An affordable housing developer for the four building lots (Lots 1, 2, 3, and 4, 2.2± acres)

16.139



